

OFFICIAL COPY

Fresno, California

November 29, 2000

The City Council met in special session at the hour of 5:24 p.m. in the Council Chambers, City Hall, on the day above written to consider the Fresno 2000 General Plan.

Present:	Garry Bredefeld	Acting Council President
	Henry Perea	Councilmember
	Dan Ronquillo	Councilmember
	Ken Steitz	Councilmember
	Tom Boyajian	Council President
Absent:	Chris Mathys	Councilmember (City business)
	Sal Quintero	Councilmember (Family illness)

Andy Souza, Interim City Manager  
Hilda Cantu Montoy, City Attorney  
Rebecca Klisch, City Clerk  
Yolanda Salazar, Assistant City Clerk

**(5:00 P.M.) HEARING ON THE FRESNO 2000 GENERAL PLAN (AS AN UPDATE TO THE 1984 FRESNO GENERAL PLAN) AND DRAFT ENVIRONMENTAL IMPACT REPORT NO. 10123 (AS INITIATED BY COUNCIL ON JANUARY 11, 2000); FOUR PLAN MODIFICATIONS; ADOPTION OF CONCOMITANT LAND USE AND CIRCULATION MAP, AMENDMENTS TO THE CITY'S EXISTING BULLARD, WOODWARD PARK, HOOVER, MCLANE, ROOSEVELT, CENTRAL AREA, FRESNO HIGH-ROEDING, AND EDISON COMMUNITY PLANS, AND TO THE FRESNO YOSEMITE INTERNATIONAL AIRPORT AND ENVIRONS SPECIFIC PLAN, MASTER PARKS PLAN, AND THE MASTER TRAILS MANUAL; AND THE WEST AREA COMMUNITY PLAN**

**1. RESOLUTION -CERTIFYING EIR NO. 10123, AS RELATED TO THE 2000 GENERAL PLAN, APPROVAL OF FOUR PLAN MODIFICATIONS, APPROVAL OF CONCOMITANT LAND USE AND CIRCULATION MAP AMENDMENTS TO THE CITY'S EXISTING BULLARD, WOODWARD PARK, HOOVER, MCLANE, ROOSEVELT, CENTRAL AREA, FRESNO HIGH-ROEDING, AND EDISON COMMUNITY PLANS, AND TO THE FRESNO YOSEMITE INTERNATIONAL AIRPORT AND ENVIRONS SPECIFIC PLAN, MASTER PARKS PLAN, AND THE MASTER TRAILS MANUAL; AND THE WEST AREA COMMUNITY PLAN**

**a. FINDING STATEMENT - CERTAIN MEASURES ARE REQUIRED OR INCORPORATED INTO THE PROJECT AVOIDING OR SUBSTANTIALLY LESSENING SIGNIFICANT EFFECTS**

**b. FINDING AND STATEMENT - CITY LACKS AUTHORITY TO MAKE CERTAIN CHANGES LESSENING OR AVOIDING SIGNIFICANT EFFECT, BUT ANOTHER AGENCY HAS AND SHOULD EXERCISE AUTHORITY TO ADOPT SUCH CHANGES**

**c. FINDING AND STATEMENT - CHANGES TO LESSEN OR AVOID CERTAIN SIGNIFICANT EFFECTS BELOW A LEVEL LESS THAN SIGNIFICANT ARE INFEASIBLE FOR ECONOMIC, SOCIAL, LEGAL, TECHNOLOGICAL OR OTHER CONSIDERATIONS**

**d. FINDINGS ON PROJECT ALTERNATIVES**

**e. STATEMENT OF OVERRIDING CONSIDERATIONS - SPECIFIC ECONOMIC, SOCIAL AND OTHER CONSIDERATIONS OUTWEIGH UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS OR RISKS, AND SUPPORT PROJECT APPROVAL**

**f. MITIGATION MONITORING PROGRAM**

**2. RESOLUTION - CONSIDER THE FRESNO 2000 GENERAL PLAN AND PLAN MODIFICATIONS, AND CORRESPONDING AMENDMENTS TO THE LAND USE AND CIRCULATION MAPS OF THE EDISON, ROOSEVELT, CENTRAL AREA, FRESNO HIGH-ROEDING, MCLANE, BULLARD, HOOVER AND WOODWARD PARK COMMUNITY PLANS, THE FRESNO YOSEMITE INTERNATIONAL AIRPORT AND ENVIRONS SPECIFIC PLAN, THE MASTER PARKS PLAN, AND THE MASTER TRAILS MANUAL**

**3. RESOLUTION - ADOPTION OF THE WEST AREA COMMUNITY PLAN**

**4. BILL - AMENDING THE FRESNO-YOSEMITE INTERNATIONAL AIRPORT AND ENVIRONS SPECIFIC PLAN IN CONNECTION WITH THE ADOPTION OF THE FRESNO 2000 GENERAL PLAN AND EIR NO. 10123**

President Boyajian announced the time had arrived to consider the issue, reopened the hearing, and upon his request, City Attorney Montoy advised of options available to Council relative to actions and requirements, and the ability to amend or change the plan in the future. Councilmember Perea reiterated his position that this was a significant event and too important not to have a full Council, and stated it would be prudent to delay the proceedings for the new Councilmembers adding it would not be fair to adopt a plan and place the burden of finding funds to implement the plan on them. Upon question of Councilmember Ronquillo, Ms. Montoy stated the adoption of a new plan was elevated because it would be a major, more detailed plan for the future relative to land use matters and added the Mayor's veto would come into play. Councilmember Ronquillo stated the weakness of the current plan was the ability to amend it with four votes, and stated no matter how perfect a plan was adopted, Council should work towards preventing any changes to it.

Mike Berg, FUSD Director of Planning and Facilities, gave an overview of how the school district participated in the plan with school sites and financing, and along with Development Director Yovino responded at length to questions of the entire Council relative to the school district's bond measure in March, the proposed school sites, number of elementary, middle and high schools planned and acreage needed for each, how the district included the projected 250,000 new residents in their plans, what the City's obligation would be in assembling land for the schools and how inner-city displacements would be dealt with, projected number of homes that would be displaced for each school site, the process in dealing with various issues such as schools, Caltrans and flood control basins, when Council would have the written responses to the EIR, if county islands were included in the plan, if the city would be pro-active in annexations, why the city ended up with the unimproved county islands, if the ability to deal with annexations in the future was included in the preferred plan, and collaboration between the city and the school district for more green space/parks/school-site sharing and importance of continuing that collaboration.

Keith Woodcock, Consultant, gave a summary of the EIR and responded to questions of President Boyajian relative to agricultural acreage that was planned to be converted.

Speaking to the issue and/or expressing concerns were: Mary Drumheller, 6308 W. McKinley, **(2 - 0)** who also submitted photographs into the record on behalf of Michelle Geffley, another west side resident, depicting vacant lots within the city limits; Linda Fisher, 4565 W. Dakota; and Patience Milrod, 844 N. Van Ness, who requested a delay for the new Council and completion of the UGM audit. Brief discussion ensued on the UGM audit and Interim City Manager Souza responded to questions.

Continuing to speak was Gary Giannetta, 1119 “S” Street, representing McCaffrey Development, who reviewed three items of concern using a map to illustrate. Discussion ensued and Mr. Giannetta and Mr. Yovino responded at length to questions of Councilmembers Perea and Ronquillo relative to densities, park space, growing at the expense of the inner-city, the area of south of Copper being in the City’s sphere, the Maple Avenue alignment, high densities and PUD’s, Clovis’ planned development of the Northwest Village and impact on the city’s water supply and urban reserve, discussing the impact issue with Clovis, and communications to LAFCO and the county on the City’s concerns with Clovis’ expansion. Councilmember Perea directed Clovis’ general plan be scheduled in closed session on December 5<sup>th</sup>. Mr. Yovino and Interim Public Utilities Director McIntyre responded to questions of Councilmembers Steitz, Perea and Ronquillo relative to current uses at the Maple/Copper intersection, plans for the International/Willow area relative to an educational center or housing, **(3 - 0)** satellite facilities, and if Clovis had plans for them with their planned PUD, expanding the wastewater treatment plant versus satellite systems, benefit of continuing the satellite alternative cost benefit study, Clovis’ water capacity, Clovis capping into the city’s system, increased utility rates, and benefits of new housing paying for satellite facilities.

Continuing was: Tamara Smith, 6158 E. Floradora, Temperance Colony, who expressed concerns with converting ag land. Discussion ensued and Mr. Yovino, Mr. Haro and Ms. Smith responded to questions and/or concerns of President Boyajian and Councilmembers Steitz and Ronquillo relative to number of acres planned for conversion, need for industrial property for high-paying manufacturing companies, Planning Commission recommendation to change light industrial to low density, if the Temperance Colony area was within the City’s sphere or limits, number of Ms. Smith’s acres being affected, if there was adequate infrastructure for industrial use in the area, buffering industrial uses, retaining the natural beauty of the city, and plans for the west area.

Continued speakers were; Alice Timpken, 2168 N. Armstrong, **(4 - 0)** who requested Council expand to the north and responded to questions of Councilmember Steitz relative to the boundaries of Temperance Colony; Mary Williams, 2215 S. Arthur, who spoke to the lack of improvements in west Fresno; and Scott Ellis, Jr., who requested Council approve Modification No. 3 as recommended by the Planning Commission. Councilmember Ronquillo left the meeting at 7:57 p.m. Brief discussion ensued on Modification No. 3 with Mr. Yovino responding to questions of President Boyajian and Councilmember Steitz. Acting President Bredefeld briefly left the meeting at 8:08 p.m.

**MOTION LIST:** Approve Modification No. 3 as recommended by the Planning Commission - Councilmember Perea

**RECESS** (due to lack of a quorum) - **8:09 P.M. - 8:21 P.M.**

Charles Briggs, 6840 E. Dakota, clarified Fresno boundaries and spoke to the issue of industrial development.

Upon call, no one else wished to be heard and President Boyajian closed the public testimony portion of the hearing.

Brief discussion ensued on a date/time to continue the hearing to, and by Council consensus, the hearing was continued to Monday, December 11<sup>th</sup> at 5:00 p.m.

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## **ADJOURNMENT**

There being no further business to bring before the Council, the hour of 8:34 p.m. having arrived and hearing no objections, President Boyajian declared the meeting adjourned to Tuesday, December 5<sup>h</sup> at 9:00 a.m.

APPROVED on the 5<sup>th</sup> day of December, 2000.

ATTEST:

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Tom Boyajian, Council President

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Yolanda Salazar, Assistant City Clerk